

Planning Commission Recommendation

On Wednesday, May 7, 2003, the Planning Commission voted unanimously (Commissioners Byers and Harsel not present for the vote; Commissioner Hall absent from the meeting) to recommend to the Board of Supervisors adoption of the proposed amendments to the Subdivision Ordinance, the Zoning Ordinance, the Erosion and Sedimentation Control Ordinance, and the Public Facilities Manual, as set forth in the staff addendum dated April 30, 2003, and proposed amendments to the Chesapeake Bay Preservation Ordinance, as set forth with appropriate amendments in the document entitled: "Planning Commission Recommendation", dated May 7, 2003.

The Commission further voted unanimously (Commissioners Byers and Harsel not present for the votes; Commissioner Hall absent from the meeting) to recommend to the Board of Supervisors:

- that these proposed amendments to the Chesapeake Bay Preservation Ordinance become effective sixty (60) days after adoption; provided however, that with respect to the definition of "water body with perennial flow" in paragraph DD shown on page 9, the first version of paragraph DD shall be effective from the effective date through December 31, 2003, and the second version of paragraph DD shall become effective on January 1, 2004;
- Adoption by separate resolution of the vesting policy for approved and pending plans of development attached to the staff report addendum dated April 30, 2003;
- Endorsement of the perennial stream identification protocol dated May 2003, attached to the staff report addendum dated April 30, 2003, developed by DPWES for in field determinations of stream perenniality and for the creation of the County's Chesapeake Bay Preservation Area maps;
- Creation of a unified place by DPWES on the County's website to present this Ordinance, policies relating to the Ordinance, and any other administrative or other guidance that is developed to assist landowners, applicants, and other stakeholders in the process;
- That in the event that the State does not approve the protocol by the time of the determined effective date, that such date be extended until such time as the State does approve the Fairfax County protocol;
- Inclusion of an explicit cross-reference to the County's vesting policy in Section 118-1-12 to ease location of said policy by interested parties.

The Commission also voted unanimously (Commissioners Byers and Harsel not present for the vote; Commissioner Hall absent from the meeting) to merge all testimony and comments from both public hearings heard before the Planning Commission (January 15 and April 30, 2003) to create one unified public record.